

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: The Village at Isaac's Glen

2. Location: Isaac's Road (C.R. 230) & Cedar Creek Road (C.R. 212)

Parcel Identification #: District 2-30, Tax Map 28, Parcel
Numbers 1, 12, 12.01, 12.02, and 14

3. District 2-30, Tax Map 21, Parcel Number 1 4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Reynolds Pond, LLC

Address: 4 East Lake Drive

City: Rehoboth State: DE Zip: 19971

Phone: 302-227-9282 Fax: 302-226-3399 Email: gu@verizon.net

6. Applicant's Name: River Basin Engineering, Inc.

Address: 724 Yorklyn Road ~ Suite 300

City: Hockessin State: DE Zip: 19707

Phone: 302-234-1850 Fax: 302-234-1853 Email: rbe-redclay@riverbasineng.com

7. Engineer/Surveyor Name: River Basin Engineering, Inc.

Address: 724 Yorklyn Road ~ Suite 300

City: Hockessin State: DE Zip: 19707

Phone: 302-234-1850 Fax: 302-234-1853 Email: rbe-redclay@riverbasineng.com

8. Please Designate a Contact Person, including phone number, for this Project: **Gary A. Moore** 302-234-1850
 Alternate Contact: **James Fuqua**
Fuqua & Yori, PA 302-856-7777

Information Regarding Site:

9. Area of Project (Acres) 842 including maintaining 2 acres Isaac's Home Farm House
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☐ Developing ☐ Environmentally Sensitive
☐ Secondary Developing ☒ Rural
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A
12. Present Zoning: AR-1
13. Proposed Zoning: MR-RPC
14. Present Use: AG Residential
15. Proposed Use: Residential/Commercial
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
 Farm
17. Comprehensive Plan recommendation:
 If in the County, which area, according to their comprehensive plan, is the project located in:
 New Castle ☐ Kent ☐ Sussex ☒
 Suburban ☐ Inside growth zone ☐ Town Center ☐
 Suburban reserve ☐ Outside growth zone ☒ Developing ☐
 Other ☒ Potential Town Center Environ. Sensitive Dev. District ☐
 Low Density ☐
18. Water: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)
 Service Provider Name: Tidewater
 What is the estimated water demand for this project? 550,000 gpd
 How will this demand be met? On site well & treatment system
19. Wastewater: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)
 Service Provider Name: Tidewater
20. If a site plan please indicate gross floor area: 77 residential footprint acres, 5 commercial footprint acres
21. If a subdivision: ☐ Commercial ☐ Residential ☒ Mixed Use
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: 1.94 Net Density 2.30
 Units/acre Units/acre
 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:

Number of renter-occupied units: 0

Number of owner-occupied units: 1672

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units

☒ Move-up buyer – if checked, how many units

☒ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

May do a portion as an Active Adult community

24. Present Use: % of Impervious Surfaces:
Square Feet:

Proposed Use: % of Impervious Surfaces: 14%
Square Feet: 5,201,064

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? 142.47 acres How much forest land will be removed? 63.29

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☒ Yes ☐ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres
☒ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

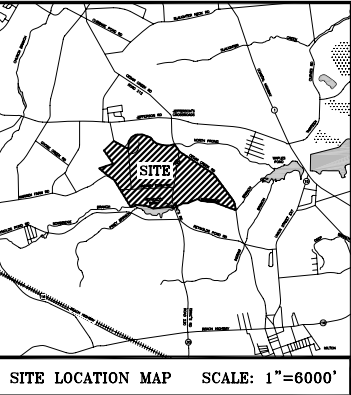
If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :
Except walking paths near existing Reynolds Pond on adjoining property

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please list name:
30. List the proposed method(s) of stormwater management for the site: Bio-retention, stormwater management basins, irrigation Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): perennial stream, roadside swale, storm drain system and infiltration / irrigation Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 330 Acres 14,374,800 Square Feet What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Fields, parks, village greens, tennis & pool center, golf, trails Where is the open space located? throughout the subdivision Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Possibly land for a fire house
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Reynolds Pond and agricultural preservation district
33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? water, sewer, roads, recreational facilities
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Acres on-site that will be permanently protected Acres on-site that will be restored Acres of required wetland mitigation Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Buffers from wetlands, streams, lakes, and other natural water bodies
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No see TIS (already filed) How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season What percentage of those trips will be trucks, excluding vans and pick-up trucks?
37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. See TIS (already filed)

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="text-align: right;">Unknown at this time.</div>
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. <div style="text-align: right;">No connections are currently exhibited.</div>
40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply) <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery </div> Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="text-align: center;">Only if it doesn't impede the project.</div>
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:
44. Please make note of the time-line for this project: Buildout anticipated around 2014
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ Signature of property owner or contract buyer </div> <div style="width: 45%;"> _____ Date </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> _____ Signature of Person completing form (If different than property owner) </div> <div style="width: 45%;"> _____ Date </div> </div>
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF AND APPURTENANT.



SECTION	DESCRIPTION	# OF UNITS	ACRES
A	SINGLE FAMILY HOMES	188	N/A
B	SINGLE FAMILY HOMES	77	N/A
C	SINGLE FAMILY HOMES	183	N/A
D	SINGLE FAMILY HOMES	93	N/A
E	SINGLE FAMILY HOMES	91	N/A
F	GOLF CLUB HOUSE	N/A	37.52±
G	SINGLE FAMILY HOMES	183	N/A
H	TOWN CENTER - COMMERCIAL	N/A	7.28±
	TOWN CENTER - RESIDENTIAL	95	N/A
I	ASSISTED LIVING	261	N/A
J	SINGLE FAMILY HOMES	171	N/A
K	SINGLE FAMILY HOMES	203	N/A
L	SINGLE FAMILY HOMES	97	N/A
	TOTAL	1642	
	GOLF COURSE OPEN SPACE	N/A	249.42±
	ADDITIONAL OPEN SPACE	N/A	80.69±
	FARM HOUSE	N/A	2.00±

PLAN
SCALE: 1" = 300'

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE

ENGINEER:	GAMr
DESIGNER:	X
DRAFTER:	SCB
CHECKED BY:	X
DATE:	15 APRIL 04
SCALE:	AS NOTED
WARNING	
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	
0	1/2

SEAL











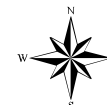
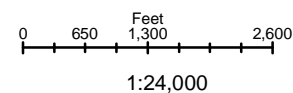
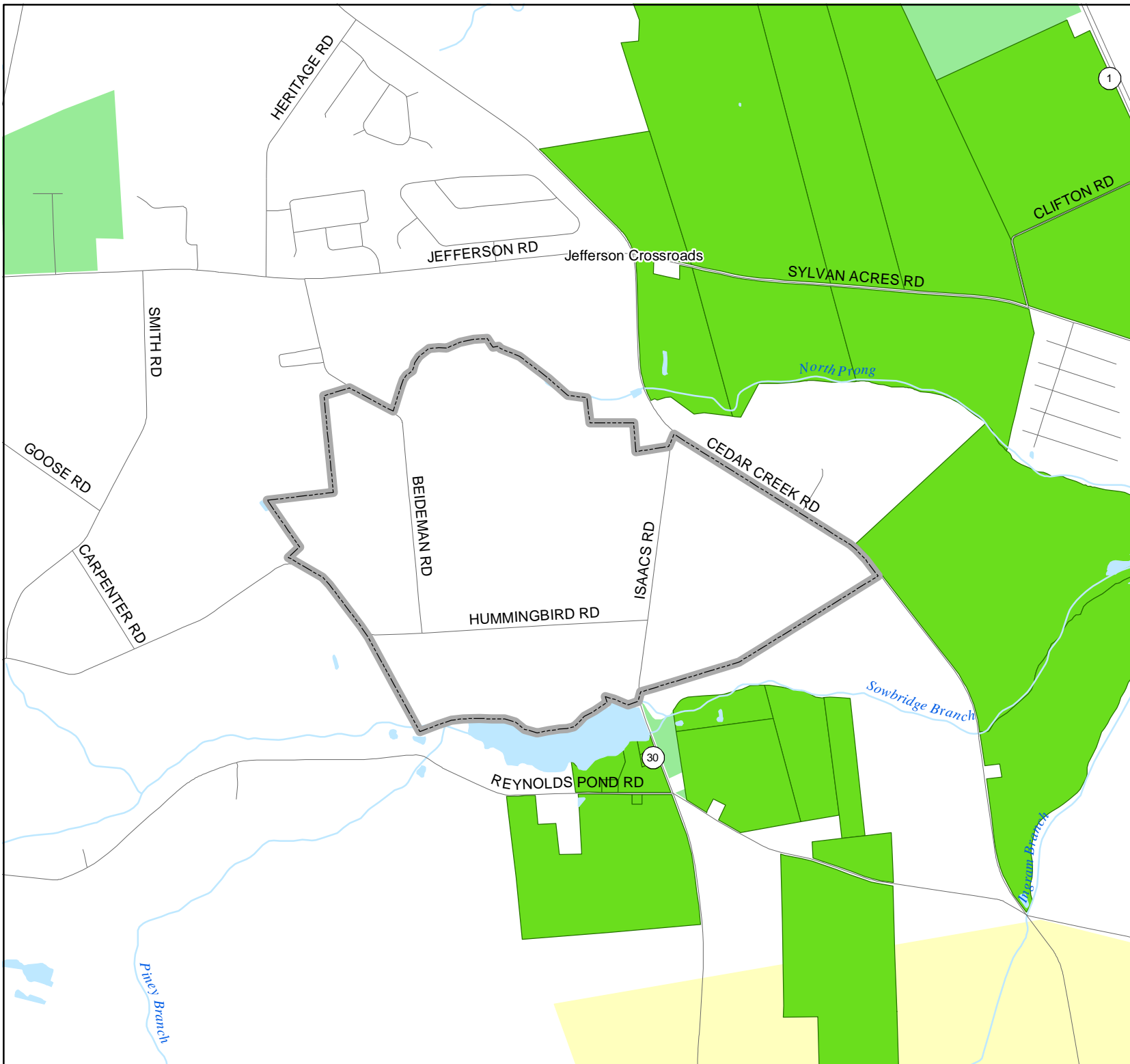
RBE - RED CLAY DIVISION
724 YORKLYN ROAD - SUITE 300
HOCKESSIN, DE 19707
PHONE: (302) 234-1850
FAX: (302) 234-1853
www.riverbasineng.com

PLUS - CONCEPT PLAN		PROJECT NO: 0225-0401
ISAAC'S FARM		DRAWING: C-1
A RESIDENTIAL PLANNED COMMUNITY		SHEET: 1 of 1
MILTON, SUSSEX COUNTY, DELAWARE		

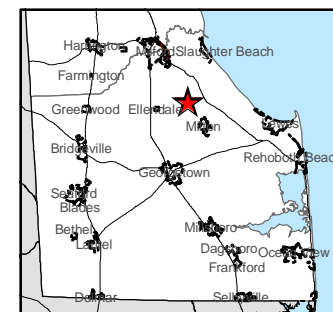
Preliminary Land Use Service (PLUS)

Village of Isaac's Glen
2004-06-17

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



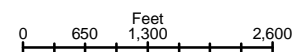
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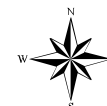
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Village of Isaac's Glen
2004-06-17

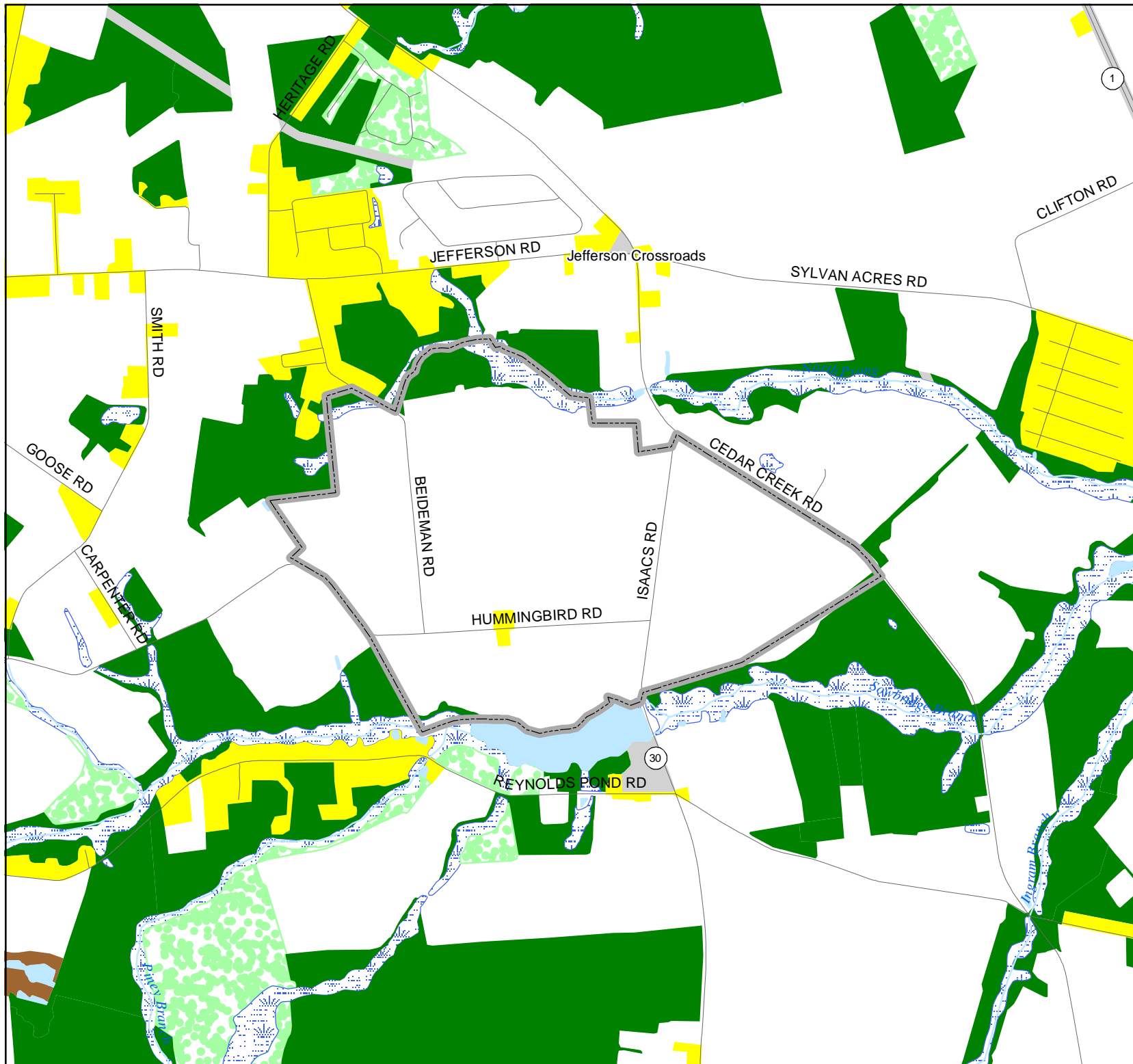
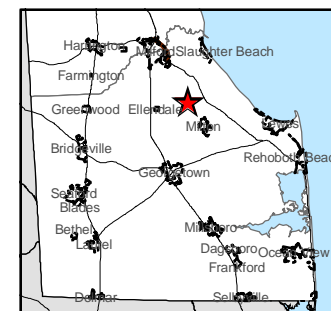
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:24,000



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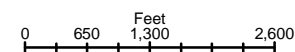


Preliminary Land Use Service (PLUS)

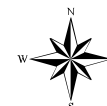
Village of Isaac's Glen
2004-06-17

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:24,000



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